

SNAPSHOT of HOME Program Performance--As of 03/31/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	A	Overall
Program Progress:				PJs in State:	15		
% of Funds Committed	94.09 %	93.47 %	7	92.07 %	78	70	
% of Funds Disbursed	85.79 %	87.99 %	12	84.14 %	58	52	
Leveraging Ratio for Rental Activities	6.06	6.9	1	4.79	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	91.44 %	92.67 %	8	81.45 %	63	42	
% of Completed CHDO Disbursements to All CHDO Reservations***	88.04 %	80.64 %	4	69.74 %	90	82	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	98.50 %	93.23 %	3	80.97 %	100	92	
% of 0-30% AMI Renters to All Renters***	71.32 %	63.10 %	5	45.50 %	100	88	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	98.82 %	99.08 %	10	95.55 %	56	48	
Overall Ranking:			In State:	5 / 15	Nationally:	97 96	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$38,438	\$26,059		\$26,831	931 Units	12.00 %	
Homebuyer Unit	\$36,863	\$19,957		\$15,029	315 Units	4.10 %	
Homeowner-Rehab Unit	\$14,827	\$20,618		\$20,806	263 Units	3.40 %	
TBRA Unit	\$687	\$1,793		\$3,228	6,248 Units	80.50 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (214 PJs)

C = PJ's Annual Allocation is less than \$1 million (283 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Seattle WA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$124,042	\$214,700	\$15,685
State:*	\$115,560	\$116,569	\$26,416
National:**	\$96,090	\$75,663	\$23,585

CHDO Operating Expenses:
(% of allocation)

PJ:	0.4 %
National Avg:	1.2 %

R.S. Means Cost Index: 1.02

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	42.1	63.5	65.0	0.0	Single/Non-Elderly:	63.2	56.2	25.1	0.0
Black/African American:	36.3	13.0	24.3	0.0	Elderly:	13.0	1.3	49.0	0.0
Asian:	2.7	9.2	0.0	0.0	Related/Single Parent:	15.4	16.2	11.0	0.0
American Indian/Alaska Native:	2.7	0.6	0.8	0.0	Related/Two Parent:	6.4	20.6	11.0	0.0
Native Hawaiian/Pacific Islander:	0.2	0.0	0.0	0.0	Other:	2.0	5.7	1.5	0.0
American Indian/Alaska Native and White:	0.3	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.4	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.2	0.0	0.0	0.0					
Other Multi Racial:	0.5	2.5	0.0	0.0					
Asian/Pacific Islander:	4.4	6.0	7.6	0.0					
ETHNICITY:									
Hispanic	10.1	5.1	2.3	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	71.6	54.6	61.2	0.0	Section 8:	54.7	0.0 [#]		
2 Persons:	11.1	14.9	20.2	0.0	HOME TBRA:	0.0			
3 Persons:	7.2	12.4	8.0	0.0	Other:	7.6			
4 Persons:	4.5	11.1	6.1	0.0	No Assistance:	37.7			
5 Persons:	2.8	3.8	3.0	0.0					
6 Persons:	1.9	1.9	0.8	0.0					
7 Persons:	0.6	1.0	0.4	0.0					
8 or more Persons:	0.2	0.3	0.4	0.0	# of Section 504 Compliant Units / Completed Units Since 2001			95	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Seattle State: WA Group Rank: 97
 (Percentile)
 State Rank: 5 / 15 PJs Overall Rank: 96
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 75.25%	91.44	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.43%	88.04	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	98.5	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 91.30%	98.82	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.340	2.35	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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